

as per Old Survey Record

GRANT DEED

THIS INSTRUMENT, made and entered into on the 5th day of December, in the year of our Lord, Nineteen Hundred and Fifty-six, by and between Milton R. Nims, Jr. and Audrey J. Nims, husband and wife, parties of the first part, and the CITY OF RIVERSIDE, a municipal corporation of the State of California, party of the second part:

WITNESSETH: That the above named parties of the first part, owners of property described below, and whose signatures are attached hereto, for a valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey to the party of the second part, for use as a PUBLIC STREET, all that certain real property situated in the City of Riverside, County of Riverside, State of California, and more particularly described as follows:

PARCEL NO. 1

All that portion of lot 289 of the Lands of the R. L. & I. Co. as shown by Map on file in Book 3 of Maps, Page 53, Records of San Bernardino County, California, described as follows:

Beginning at the most Easterly corner of said lot 289;
Thence S $54^{\circ} 45'$ W. along the Southeasterly line of said Lot 289, a distance of 131.60 feet to the most Easterly corner of that certain parcel deeded to Milton R. Nims, Jr. and wife as recorded October 6, 1955, in Book 1803, Page 154, Official Records of Riverside County, California;

Thence S $54^{\circ} 45'$ W. along the Southeasterly line of said Lot 289, a distance of 128 feet;

Thence N $39^{\circ} 10'$ W., a distance of 10.02 feet;

Thence N $54^{\circ} 45'$ E. and parallel with the Southeasterly line of said Lot 289, a distance of 128.46 feet;

Thence S $36^{\circ} 23'$ E., a distance of 10.02 feet to the point of beginning.

PARCEL NO. 2

All that portion of Lot 289 of the lands of the R. L. & I. Co. as shown by Map on file in Book 3 of Maps, Page 53, Records of San Bernardino County, California, described as follows:

Beginning at the most Easterly corner of said lot 289;

Thence S $54^{\circ} 45'$ W. along the Southeasterly line of said lot 289, a distance of 131.60 to the most Easterly corner of that certain parcel deeded to Milton R. Nims, Jr. and wife as recorded October 6, 1955, in Book 1803, Page 154 of Official Records;

1 Thence N 36° 23' W. along the Northeasterly line of said
2 parcel, a distance of 329.88 feet to the point of beginning
3 of the parcel to be described;
4 Thence S 43° 48' W., a distance of 52.56 feet;
5 Thence Southwesterly on a curve concave to the Northwest
6 having a radius of 200 feet, thru an angle of 10° 57', an arc
7 distance of 38.22 feet;
8 Thence S 54° 45' W. a distance of 53.53 feet to the South-
9 westerly line of above mentioned parcel;
10 Thence N 39° 10' W., a distance of 33.08 feet;
11 Thence N 54° 45' E., a distance of 21.80 feet;
12 Thence N 36° 23' W., a distance of 33.03 feet;
13 Thence N. 54° 45' E., a distance of 34.74 feet;
14 Thence Northeasterly on a curve concave to the Northwest
15 having a radius of 134 feet, thru an angle of 10° 57', an arc
16 distance of 25.61;
17 Thence N 43° 48' E., a distance of 63.98 feet;
18 Thence S 36° 23' E., a distance of 66.98 feet to the point
19 of beginning.

20 /s/ Milton R. Nims, Jr.

21 Milton R. Nims, Jr.

22 /s/ Wanda L. Denton

23 /s/ Audrey J. Nims,

24 Albert H. Ford, Notary

25 Audrey J. Nims

26 STATE OF CALIFORNIA)

27 ss.

28 COUNTY OF RIVERSIDE)

29 ON THIS _____ day of _____, 1956, before me, a Notary
30 Public in and for said County and State, personally appeared
31 MILTON R. NIMS, JR., and AUDREY J. NIMS, known to me to be
32 the persons whose names are subscribed to the within Instrument
and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year in this certificate first above
written.

Notary Public in and for said County and
State.

3025

1 Thence N 36° 23' W. along the Northeasterly line of said
2 parcel, a distance of 329.88 feet to the point of beginning
3 of the parcel to be described;
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6 having a radius of 200 feet, thru an angle of 10° 57', an arc
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Notary Public in and for said County and
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1
The above land and
a. b. 1954 Ranch Co. 18

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Thence N 54° 45' E. and parallel with the Southeasterly line of said Lot 289, a distance of 128.46 feet;

Thence S 36° 23' E., a distance of 10.02 feet to the point of beginning.

PARCEL NO. 2

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/s/ Milton R. Nims, Jr.

 Milton R. Nims, Jr.

/s/ Wanda L. Denton

 Albert H. Ford, Notary

/s/ Audrey J. Nims,

 Audrey J. Nims

STATE OF CALIFORNIA)
 ss.
 COUNTY OF RIVERSIDE)

ON THIS _____ day of _____, 1956, before me, a Notary Public in and for said County and State, personally appeared MILTON R. NIMS, JR., and AUDREY J. NIMS, known to me to be the persons whose names are subscribed to the within Instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

 Notary Public in and for said County and State.